

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

AUGUST 4, 2009

PRESENT: Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Mulcahy called the meeting to order at 7:05 p.m.

2. Public Hearing on S22 (Village Rezoning)

S. Hadd described the zoning designations existing for the Village and highlighted the proposed rezonings.

T. Mulcahy opened the meeting up to take public comments.

Neal Pease addressed the Board and requested that his properties located at 220 Main Street and 989 Main Street both be rezoned to GD1 commenting that the property located closer to Essex was not included in this rezoning package but he would like it to be.

Jay Riedinger, 83 Main Street, asked about the potential for a future subdivision of his property. S. Hadd outlined the basic criteria for the subdivision of a property and noted that R2 requires 125 feet of road frontage.

Darlene Bayko, 174 Cobbleview Road, asked about possible changes for rezoning on her street. S. Hadd replied that there are not any rezonings proposed for Cobbleview Road. The rezonings that are part of the public hearing are all located on Main Street.

Neal Pease reiterated his request to rezone both his Main Street properties.

Jim Benware inquired as to what the setbacks would be for an accessory structure.

T. Mulcahy closed the public hearing on Supplement 22 and thanked all for their participation

3. Public Hearing on S23 (Severance Road Rezoning)

S. Hadd provided an overview of the current zoning for the Severance Road area and the proposed rezoning and the uses allowed for each zoning as identified in the Table of Permissible Uses.

T. Mulcahy opened up the public hearing of Supplement 23 to the public.

Planning Commission – Minutes – August 4, 2009

Ray Wells spoke on behalf of his brother and sister as well as himself as owners of property located at 926 Severance Road. R. Wells supported a R3 zone for the 5 acre lot that is currently developed with a single family residence.

Lucille Sweet, 81 Wells Avenue, asked about the open space that is existing for the condominium development that she lives in.

No additional comments, T. Mulcahy suspended the public hearing on Supplement 23.

4. Consideration of Wayfinding Signage Proposal

Kimberly Murray, Community Economic Development Director for Colchester, addressed the Planning Commission and presented a conceptual idea of a town-wide signage plan. The conceptual plan includes a large and small gateway sign, vehicular directional signs and park identification signs. She informed the Commission that there has not been any public input obtained. K. Murray also noted that an inventory has not been conducted at this point.

The Commission reviewed the presented package of conceptual signs. S. Hadd explained that State Statute requires the Planning Commission to approve the wayfinding signage prior to its implementation.

T. Mulcahy asked who decided that new signs are needed. Members of the Commission commented that it would be beneficial to obtain community input noting that it would be funds from the budget that would pay for new signage. R. Paquette commented that the sign with the sailboats is not representative of the community. Members of the Commission expressed concern that the Commission did not have any input and now they are being asked to approve the signage package. They also expressed that they should not pass judgment on the signs that have been designed.

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to forward the proposal without any recommendation. The **motion passed** with a vote of 4 – 0.

Discussion of Supplement 22 in the Village

The Commission discussed the request of Mr. Pease regarding property at 989 Main Street which was not part of this supplement.

A **motion** was made by P. Larrabee and **seconded** by P. Loranger that the 989 Main Street parcel be considered at a later date and that it not be part of Supplement 22. The **motion passed** with a vote of 4 – 0.

A **motion** was made by R. Paquette and **seconded** by P. Loranger to close the public hearing. The **motion passed** with a vote of 4 – 0.

Planning Commission – Minutes – August 4, 2009

A **motion** was made by R. Paquette and **seconded** by P. Larrabee to forward Supplement 22 to the Select Board. The **motion passed** with a vote of 4 – 0.

Discussion of Supplement 23

S. Hadd reported to the Commission that the Supplement 23 hearing needs to be left open in order for the warning requirement to be fulfilled because of the timing of the warning in the paper. She asked the Commission meet at a date to be determined later for the purpose of discussing any additional public comments and closing the public hearing. The Planning Commission agreed that it would be the appropriate process to take.

5. Minutes from the July 7, 2009 Meeting

A **motion** was made by R. Paquette and **seconded** by P. Larrabee to **approve** the minutes of July 7, 2009. The **motion passed** with a vote of 4 – 0.

6. Packet Information

S. Hadd discussed with the Commission future projects. The Commission agreed to start working on Shipman Hill rezoning in September beginning with an overview.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 9:00 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 1st day of September 2009

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